

**City of York Board of Zoning Appeals
Minutes
April 19, 2021**

Members Present:

Chairperson James Ramere
Strauss Shiple
Rodney Blair
Cheryl Sige
Bryant Brown
Jill Neff

Members absent:

Becca Caldwell

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
(See sign-in sheet)

Chairperson James Ramere called the meeting to order at 6:00 pm.

The first item of business was approval of the draft Minutes from the February 8, 2021 meeting. Upon a Motion by Bryant Brown, seconded by Strauss Shiple, the Board unanimously approved the Minutes as submitted.

The second item of business was a special exception application and conceptual site plan for the proposed Bellina Subdivision, a single-family dwelling residential development project, to be located off of Hunter Street near the intersection of Hunter Park Drive.

Chairperson Ramere convened a public hearing regarding the application for Bellina Subdivision, announced an order of business for said public hearing and requested that City staff provide information regarding the application.

Planning Director Breakfield indicated the following regarding the application:

1. The applicant, JDSI, LLC, owned the subject property that is referenced by York County tax map # 0701601042.
2. The property was zoned R5- Multifamily Residential.
3. In a R5 district, single-family dwellings are allowed only with special exception approval by the Board of Zoning Appeals (BZA); as such, the applicant has submitted the provided special exception application and accompanying information for the proposed Bellina Subdivision, a single-family dwelling residential development project.

4. As with such special exception applications, the Planning Commission must review and render a recommendation to the Board of Zoning Appeals (BZA) regarding the special exception application and conceptual site plan. After extensive review, the Planning Commission recently recommended approval of the special exception application and conceptual site plan for the project.

During discussion of the proposed development for the site, the Planning Commission noted the need for high-quality residential development. In order to help ensure the high-quality aspect of the project, City staff and the Planning Commission requested that the project design include requirements for unique, high-quality exterior house facades and materials; interconnected open space areas with enhanced amenities; a large central open space area with direct access to as many house lots as possible; extensive streetscaping along Hunter Street to include decorative street lighting, street trees and sidewalk, etc. The applicant revised the development plan in accordance with the noted requests. Also, it was noted that the proposed housing density for the project falls within the density parameters established by previous similar approvals.

5. The BZA must take the Planning Commission recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter. The public hearing for this application was scheduled for this evening.
6. As with all public hearings, the agenda has been posted to a local newspaper, the City's website and at York City Hall; all adjacent property owners have been notified by mail; the Public Hearing has been duly advertised in a local newspaper and Public Hearing signage has been posted on each affected property.
7. As the application is reviewed, the following factors must be addressed in the BZA decision-making process:
 - The proposed design and location of the particular development.
 - The possible traffic-generating characteristics of the proposed development.
 - The effects of the proposed development on the present or intended character of the area in which it is proposed for location.
 - The availability of public utilities, facilities and services.
8. The BZA has a maximum of 75 days from this meeting to render a decision on the application; otherwise, the application is deemed approved.
9. If a special exception application is denied by the BZA, the application cannot be presented again for a period of 12 months.

Chairperson Ramere:

1. Offered the applicant an opportunity to present the application; thereafter, representing the application, David Hensley presented information and responded to questions from Board members.
2. Opened the floor for public comment regarding the application and indicated that this would be the only opportunity for public comment;

thereafter, attendees raised issues for the Board to consider including potential affects to traffic, stormwater and the school system.

3. Allowed the applicant an opportunity to make a closing statement; thereafter, Mr. Hensley indicated that the project would be required to meet all relevant SCDOT and SCDHEC requirements and he had attempted to create a quality development for the community.
4. Declared the public hearing closed.

After much discussion and upon a Motion by Bryant Brown, seconded by Jill Neff, the Board unanimously approved the application as submitted.

There being no further business, the meeting was adjourned at 6:40 pm.

Respectfully submitted,

C. David Breakfield Jr., MCP, AICP
Planning Director

cc: City Manager Seth Duncan
File- Board of Zoning Appeals 4/19/2021